

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING ORDINANCE NO. 73-2, AS AMENDED, THE "ZONING CODE OF PALM BEACH COUNTY, FLORIDA," BY AMENDING SECTION 602,D., AR-AGRICULTURAL RESIDENTIAL DISTRICT, SPECIAL EXCEPTIONS SUBJECT TO COMMISSION APPROVAL, TO PROVIDE FOR PLANNED UNIT DEVELOPMENTS AS SPECIAL EXCEPTIONS WITHIN THE AGRICULTURAL RESIDENTIAL DISTRICT; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA; FOR SEVERABILITY OF INVALID PROVISIONS; FOR REPEAL OF LAWS IN CONFLICT WITH THIS ORDINANCE, AND FOR AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan for Palm Beach County, Florida, provides for the development of Planned Unit Developments within all areas of the County except those designated for "Agricultural Preservation" and "Conservation"; and

WHEREAS, the "Reserve Area" designation of the Comprehensive Plan specifically provides for Planned Unit Developments and "AR-Agricultural Residential" is the most appropriate Zoning District for "Reserve Area" residential development; and

WHEREAS, the Zoning Code of Palm Beach County, Florida was previously amended on April 22, 1982 by Ordinance 82-10 to provide for residential density regulations for Planned Unit Developments based upon the density restrictions of the Comprehensive Plan for all areas of Palm Beach County, Florida; and

WHEREAS, the Zoning Code of Palm Beach County does not presently provide for Planned Unit Developments within areas zoned "AR-Agricultural Residential"; and

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida, wishes to resolve this conflict between the Comprehensive Plan and Zoning Code of Palm Beach County, Florida, by providing for limited residential Planned Unit Developments in the AR-Agricultural Residential District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

SECTION 1.

Subsection 602,D., AR-Agricultural Residential District, "Special Exceptions subject to Commission approval" of Ordinance No. 73-2, as amended, the "Zoning Code of Palm Beach County is amended to include, in alphabetical order, the following use:

"PLANNED UNIT DEVELOPMENTS (See Section 500.21), Permitted only on land designated "Reserve Area" in the Palm Beach County Comprehensive Plan and subject to the special provisions for PUD's contained in the Reserve Area provisions of the Comprehensive Plan Uses shall be limited to the residential, residential accessory, civic, recreational, open space, and agricultural uses permitted in Section 500.21.E.4."

SECTION II. INCORPORATION IN THE CODE OF LAWS AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

The provisions of this ordinance shall become and be made a part of the Codes of Laws and Ordinances of Palm Beach County, Florida. The Sections of this ordinance may be retitled, renumbered, or relettered to accomplish such, and the word ordinance may be changed to "Section," "Article," or other appropriate word.

SECTION III. SEVERABILITY OF INVALID PROVISIONS.

If any section, subsection, paragraph, sentence, clause, phrase, word, or portion thereof of this ordinance should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions, which shall remain in full force and effect. To this end, the provisions of this ordinance are hereby declared to be severable.

SECTION IV. REPEAL OF LAWS IN CONFLICT WITH THIS ORDINANCE.

Any provisions of any ordinances or laws of Palm Beach County, Florida, existing on the effective date of this ordinance, which are in conflict with the provisions contained herein shall be deemed repealed to the extent of such conflict.

SECTION V. EFFECTIVE DATE.

The provisions of this ordinance shall become effective upon receipt of acknowledgment by the Department of State, State of Florida.

APPROVED and ADOPTED by the Board of County Commissioners of Palm Beach County, Florida, this 30th day of August, 1983.

ATTEST:

PALM BEACH COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: Louis K. Chivers

Deputy Clerk

By: Gregory B. Blum

Chairman

Acknowledged by the Department of State of the State of Florida,  
on this 2nd day of September, 1983.

EFFECTIVE DATE: Acknowledgment from the Department of State  
received on the 7th day of September, 1983, at 2:35 P. M. and  
filed in the office of the Clerk of the Board of County Commissioners of  
Palm Beach County, Florida.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: John B. Little  
County Attorney